



**Places for London
Property Development**

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Our ref: PFL/SSOMCV

Your ref:

PP ref: PP-I5067053

Planning Team,
Civic Centre,
High Road,
Wood Green,
N22 8LE

Dear Sir/Madam

Full planning permission for the installation of a retractable canopy structure over the main outdoor seating courtyard associated with the approved temporary outdoor market

On behalf of Places for London, we are pleased to submit this application for full planning permission for the provision of a retractable canopy over the principal outdoor seating area of the approved temporary Seven Sisters outdoor market (LPA ref. HGY/2023/0075).

This proposal builds directly upon the extant planning permission for the temporary outdoor market, which established a sui generis food and retail use, including associated seating areas, for a period of three years.

The market has been designed to reintroduce an important local market function within the Seven Sisters District Centre. It has brought a previously underutilised site back into active use, providing new food and retail activity, and helped to increase footfall and vitality within the town centre.

The purpose of this application is to introduce a retractable canopy structure over the main outdoor seating courtyard in order to improve the functionality and usability of the space. The canopy will provide protection from weather conditions and allow customers to make use of the seating area throughout the year. It will also improve the overall quality and coherence of the market environment, supporting both customer experience and trader viability.

The following drawings and information have been submitted with this planning application:

- Site Location Plan I:1250
- 2928-SBA-00-DR-A-0602 Existing Plan
- 2928-SBA-00-DR-A-0610 Existing elevation/Section
- SM005 SQ47864 Proposed Plan and elevation
- 2898-QPM-XX-00-DR-S2001 Design and Section
- SC457 Product information.

Planning History

An application (LPA ref. HGY/2023/0075) for the following description of development was approved by the Council on 23rd June 2023:

'Provision of an outdoor food and retail market (Sui Generis use) consisting of market stalls and outdoor seating areas for a temporary period of 3 years on land bounded by Suffield Road and High Road, Seven Sisters, N15 5BT'

This planning permission established the temporary outdoor market use on the application site, including associated market stalls, circulation space and outdoor seating areas. The approved scheme was designed to provide a temporary market facility in advance of the comprehensive redevelopment of the wider Wards Corner site.

This application for a retractable canopy relates directly to the outdoor seating area approved under application ref. HGY/2023/0075 and seeks to enhance its usability and functionality, without altering the nature or extent of the consented development.

Planning Policy Context

In accordance with Section 38(6) of The Planning and Compulsory Purchase Act (2004), the planning application should be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

The Development Plan for the site currently comprises:

- The London Plan (March 2021)
- Haringey Development Management Plan (July 2017)
- Haringey's Local Plan Strategic Policies (March 2013)

In support of the Development Plan the Council has adopted a number of Supplementary Planning Documents (SPDs) which are intended to provide detailed guidance on how planning policy should be implemented. These documents are a material consideration in the determination of planning applications within Haringey. The key documents relevant to the proposals on the site include:

- Sustainable Design and Construction SPD 2013

Proposal

The application seeks full planning permission for the installation of a retractable canopy structure over the main outdoor seating courtyard within the approved temporary market. The proposal comprises two retractable fabric roof sections positioned within the existing courtyard seating area, providing shelter for visitors while remaining entirely within the approved market layout and footprint.

The canopy will be formed of a lightweight steel frame supported by slim steel posts and beams, finished in a dark green RAL 6005 matt coating. The roof will comprise high-quality retractable fabric panels mounted on a simple sloping frame, allowing the structure to provide weather protection while retaining a lightweight and open appearance. The materials have been selected for their durability, simple appearance and suitability within an outdoor market environment.

The retractable roof system allows the canopy to be opened or closed depending on weather conditions, helping to maintain the open-air character of the market while improving comfort for customers and traders throughout the year. When retracted, the structure remains visually lightweight and allows natural light and ventilation to continue through the space.

Rainwater will be collected through an integrated drainage system, with water outlets and downpipes incorporated within the supporting frame to manage runoff efficiently during periods of rainfall. The canopy will also incorporate discreet integrated lighting and infrared heaters to support the year-round use of the seating area.

The canopy is modest in scale and has been carefully located within the existing seating area. The proposal does not alter the approved use of the site, its operating arrangements, access routes or the overall layout of the market. Instead, it will improve the usability of the outdoor seating space by providing flexible weather protection while retaining the open and welcoming character of the market.

Material Considerations

Principle of Development

Strategic Policy SPI0 (Town Centres) seeks to support the vitality and viability of Haringey's town centres by encouraging development that strengthens their role as attractive destinations for shopping, leisure, community activity and local businesses. The proposed canopy will support the continued operation of the approved Seven Sisters Market by improving the comfort and usability of the outdoor seating area throughout the year, helping to sustain footfall and enhance the overall visitor experience within Seven Sisters District Centre.

Strategic Policy SP11 (Design) and Policy DMI (Delivering High Quality Design) require development to be well designed, respond positively to its surroundings and make a positive contribution to the character and quality of an area. The proposed canopy is a lightweight and subordinate structure that is contained within the approved market layout and has been designed to complement the existing market environment without altering its established character or function.

The principle of the market use itself has already been established through the grant of planning permission under application ref. HGY/2023/0075. The current application does not propose a new use, an expansion of the approved market, or any material change to the site's operation. Instead, it represents a modest enhancement to the approved development, providing flexible weather protection to the existing seating area and improving the functionality of the market for traders and visitors. As such, the proposal is considered acceptable in principle and compliant with the relevant objectives of the Haringey Local Plan.

Design

Strategic Policy SP11 (Design) and Policy DMI (Delivering High Quality Design) seek to ensure that development responds positively to local character, uses appropriate materials and contributes to the quality of the surrounding environment.

The proposed canopy has been designed as a simple and functional addition to the approved market, reflecting the temporary and flexible nature of the wider development. Rather than introducing a solid or permanent form of enclosure, the proposal utilises a lightweight structure that preserves the open-air character of the seating courtyard and maintains views across the market. This approach ensures that the seating area continues to function as an outdoor space while providing a greater level of comfort and weather protection for users.

The scale of the structure has been carefully considered in relation to the surrounding market buildings, seating areas and boundary treatments. The canopy remains subordinate to the wider market development and is contained wholly within the approved courtyard layout. As a result, it does not alter the established spatial arrangement of the market or appear visually dominant within the site.

The proposal also has regard to the temporary nature of the market itself. The retractable canopy provides a practical means of improving the usability of the space without requiring permanent building works or introducing substantial new built form. This allows the market to continue

evolving as a flexible meanwhile use whilst ensuring that the development remains capable of being removed in the future should the wider redevelopment proposals come forward.

Overall, the proposal represents a high-quality and proportionate design response that improves the functionality of the market while remaining sympathetic to its character, appearance and temporary nature, in accordance with Strategic Policy SP11 and Policy DMI.

Heritage

Policy DM9 (Management of the Historic Environment) and Strategic Policy SP12 (Conservation) seek to ensure that development conserves and, where possible, enhances the significance of heritage assets and their settings. The application site is located within the Seven Sisters/Page Green Conservation Area, and the impact of the proposal on its character and appearance has therefore been carefully considered.

The wider market development has already been accepted as an appropriate temporary use that has brought activity and investment to a previously underutilised site, contributing positively to the vitality and appearance of this part of the Conservation Area. The proposed canopy represents a small-scale addition to this approved development and does not alter the established character, use or spatial arrangement of the site.

The canopy has been designed as a lightweight and visually unobtrusive structure. Its open-sided form, slim supporting framework and retractable fabric roof ensure that it maintains a temporary and reversible appearance, avoiding the introduction of a permanent or dominant built element within the courtyard. The structure will remain subservient to the surrounding buildings and will not obscure important views, detract from the appreciation of nearby heritage assets, or compete with the character of the Conservation Area.

Furthermore, the proposal is fully reversible and could be removed without lasting impact on the site or its historic setting. The development therefore preserves the character and appearance of the Seven Sisters/Page Green Conservation Area and accords with the objectives of Policy DM9 and Strategic Policy SP12 of the Haringey Local Plan.

Amenity

Policy DMI requires development to maintain a high standard of amenity for neighbouring occupiers and ensure that issues such as noise, disturbance, overlooking and light pollution are appropriately addressed. The proposed canopy complies with these objectives as it relates solely to an existing seating area that has already been assessed and approved as part of the wider market development. The proposal does not introduce a new use, increase the capacity of the market, or alter its approved operating hours. As such, it is not expected to result in any material increase in noise, activity or disturbance.

The canopy has been designed as an open-sided structure and therefore does not create an enclosed space or change how the seating area is currently used. Due to its modest scale and location within the centre of the market courtyard, it will not result in any overlooking, loss of privacy or other adverse impacts on neighbouring properties.

The market continues to operate under an established management framework, with Market Place Ltd responsible for the day-to-day operation of the site, including waste management, cleaning, maintenance and general supervision. All management arrangements and mitigation measures secured through the original planning permission will remain in place and will continue to ensure the market operates in a manner that protects local amenity.

The proposal will provide a practical improvement to the existing seating area by allowing the space to remain usable during periods of adverse weather. This will improve the comfort and experience of customers without generating any additional amenity impacts. Overall, the

proposal is considered acceptable in amenity terms and accords with the objectives of Policy DMI of the Haringey Development Management DPD.

Conclusions

The proposal seeks permission for a retractable canopy over the approved outdoor seating area at Seven Sisters Market. The canopy will provide weather protection for customers, improving the comfort, attractiveness and usability of the seating area throughout the year, while remaining entirely ancillary to the approved market use.

The proposed structure is lightweight in appearance, modest in scale and carefully integrated within the existing market layout. It has been designed to maintain the open-air character of the market and, by virtue of its retractable and reversible form, does not compromise the temporary nature of the wider development or the future redevelopment aspirations for the Wards Corner site.

The proposal will not result in any unacceptable impacts on the character and appearance of the Conservation Area, neighbouring amenity, the operation of the market, or the wider town centre. Instead, it will enhance the functionality of an established and successful community and commercial destination by encouraging year-round use of the existing seating area.

Overall, the proposal represents a modest and well-considered improvement to the approved market development, delivering clear benefits to visitors, traders and the ongoing operation of the market. For these reasons, planning permission should be granted.

We look forward to receiving confirmation that this application is valid.

Yours faithfully,

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